

048.0

Map

0001

Block

0005.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,137,900 /

USE VALUE: 1,137,900 /

ASSESSed: 1,137,900 /

Total Card /

Total Parcel

1,137,900

1,137,900

1,137,900

PROPERTY LOCATION

No

Alt No

Direction/Street/City

39

HAYES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:

COUGHLIN JOHN T & DEBORAH L

Owner 2:

Owner 3:

Street 1:

39 HAYES STREET

Street 2:

Twn/City:

ARLINGTON

St/Prov:

MA

Cntry

Own Occ:

Y

Postal:

02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3290 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

6067

Sq. Ft.

Site

0

80.

0.99

1

481,608

481,600

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

6067.000

656,300

481,600

1,137,900

Total Card

0.139

656,300

481,600

1,137,900

Total Parcel

0.139

656,300

481,600

1,137,900

Source:

Market Adj Cost

Total Value per SQ unit /Card:

345.87

/Parcel:

345.87

Legal Description

User Acct

33911

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

11/10/18

!4050!

Parcel ID

048.0-0001-0005.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

104

FV

656,300

0

6,067.

481,600

1,137,900

Year end

12/23/2021

2021

104

FV

626,800

0

6,067.

481,600

1,108,400

Year End Roll

12/10/2020

2020

104

FV

626,800

0

6,067.

481,600

1,108,400

1,108,400

Year End Roll

12/18/2019

2019

104

FV

461,600

0

6,067.

511,700

973,300

973,300

Year End Roll

1/3/2019

2018

104

FV

461,600

0

6,067.

373,200

834,800

834,800

Year End Roll

12/20/2017

2017

104

FV

433,400

0

6,067.

325,100

758,500

758,500

Year End Roll

1/3/2017

2016

104

FV

433,400

0

6,067.

276,900

710,300

710,300

Year End

1/4/2016

2015

104

FV

386,900

0

6,067.

270,900

657,800

657,800

Year End Roll

12/11/2014

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

CALDWELL RICHA

1123-61

2/28/1994

227,500

No

No

Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

6/12/2018

776

New Wind

5,260

C

8/29/2007

754

Renovate

20,000

O

G9

GR FY09

renovation of atti

5/15/2001

294

Redo Kit

15,000

C

REMODEL KITCHEN AN

5/15/2001

292

Porch

6,500

C

REPLACE PORCH ROOF

4/7/1997

150

Dormers

12,000

DORMER 22X12 SHELL

9/1/1994

449

Redo Kit

2,500

REMODEL-KITCHEN

ACTIVITY INFORMATION

Date

Result

By

Name

11/10/2018

MEAS&NOTICE

HS

Hanne S

1/7/2009

Meas/Inspect

294

PATRIOT

1/24/2002

Inspected

PM

Peter M

3/8/2000

Meas/Inspect

197

PATRIOT

8/18/1993

AJS

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

More: N      Total Yard Items:      Total Special Features:      Total: